

Project Narrative

The Saguaro Forest at Desert Mountain – Part Twelve
Desert Mountain, Phase III, Unit Forty-Two
Development Review Board Application
Preliminary Plat Application
July 21, 2004

Introduction

Desert Mountain's Master Plan is based upon the concept of creating several small-scale residential villages within the overall project. Each village is carefully planned to fit harmoniously with the natural desert and within the community context of the Master Plan. The Saguaro Forest represents the largest and most dramatic residential village within the entire community. The Saguaro Forest village is made up of several small residential enclaves located in and around the Chiricahua Golf Course.

This project is the twelfth phase of custom homesites within the Saguaro Forest. Many of these lots have spectacular views of sunsets, open space, natural landforms, and the adjacent mountains. These large lots average 6.74 acres in size and the site plan includes open space in common tracts. The overall subdivision consists of 23 homesites on 445.65 acres for a low density of only .05 units per acre.

Zoning

This portion of the Saguaro Forest is zoned a combination of R1-35 ESL and COS ESL under zoning case #31-ZN-93 and as the original zoning case #131-ZN-85. The zoning allows for a gross density of 0.1 units per acre. Desert Mountain Properties has elected a lower density based on our desire for large custom homesites within this portion of Saguaro Forest.

Location

The Saguaro Forest at Desert Mountain – Part Twelve is located in the northwestern portion of the Desert Mountain Master Plan at the base of the Continental Mountains. The site is accessed via Chiricahua Pass, which is a primary circulation route throughout the community. Residents and guests will pass through the Saguaro Forest Caretakers Cottage and follow Saguaro Forest Drive to Chiricahua Pass to arrive at the site.

Site Design

The natural terrain of this project is extremely diverse and includes gently sloping alluvial areas, rugged rolling ridges, deeply incised washes, dominant landforms, steep side slopes, and a dramatic mountain backdrop. In addition, significant vegetation and stands of Saguaros exist which have inspired the project's name. The design of the site carefully incorporates these natural formations in a manner that will cause minimal disturbance to the natural desert. Each lot will have a Building Envelope within which all construction activity must be contained. Each building envelope has been carefully designed to avoid the natural washes, to work in harmony and to avoid very steep slopes such that the homes are located where they are best suited on the terrain. These building envelopes further reinforce the harmonious tie to the natural desert. In addition, the design of all the custom homes will be subject to Design Guidelines administered and enforced by the Desert Mountain Master Owners Association.

Cuts and Fills

Due to the rugged and rolling terrain within portions of Saguaro Forest – Part Twelve, cuts, fills, and grading conditions require creative treatment. As shown on the Cuts and Fills site plan, there are areas of cut or fill in excess of 8'. In most cases, the impact of these larger cuts or fills has been mitigated. Typically, fills in excess of 8' are located at the point where a road crosses a deeply incised wash. These fill conditions are mitigated by the use of bridges or bridge-like culverts. Therefore, the fill will be retained within the bridge structure and headwalls. The final appearance will be an aesthetically pleasing bridge-like structure that crosses the wash. Typically, major cut conditions are mitigated through the use of retaining walls. The retaining walls, which vary in height based on the specific site conditions, will conceal a large portion of the cut condition. Portions of the cut, above or on the side of the retaining walls, will be naturally contoured and revegetated in such a manner as to match the character of the natural desert upon maturity. Desert Mountain has been highly successful with these types of treatments of cuts or fills in excess of 8'.

Landscape

The natural landscape of The Saguaro Forest is extremely diverse and highly textured with desert trees, shrubs, and cactus. One of the main goals of the Saguaro Forest is to maintain and preserve the natural setting throughout the village. Based on the City of Scottsdale approved Saguaro Forest Master Environmental Design Concept Plan (MEDCP), landscape plans will not be required to be submitted with the Development Review Board application.

NAOS

Due to the low-density of this application, sufficient NAOS will be provided for this project in common tracts as well as on-lot NAOS. A final NAOS exhibit will be submitted to the City for approval to clearly document the on-lot NAOS requirements for each lot. Desert Mountain Properties reserves the right to deposit any excess NAOS in the Parcel 13D NAOS Bank.

Summary

With this application, Desert Mountain Properties request approval of the site plan, cut and fill conditions, and landscape for Saguaro Forest at Desert Mountain – Part Twelve (Desert Mountain, Phase III, Unit Forty-Two).

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8000 E. PRINCETON DRIVE, SUITE 100
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CONTINGENT INFORMATION
PROPOSED CHANGES
 R1-38 CCL
 R1-10 CCL
 CDS CCL
 CHARGE PLAT JUNE 2005 \$5.00 ADDED
 CHARGE PLAT JUNE 2005 \$5.00 ADDED

STUNCHAMARK
 BEAT BRIDGE OFF, TRAIL ALONG W-S
 FENCE LINE UP 0.4, BOX DMS PLY LITE,
 ROCKY HILLS AND 11TH STREET
 ALTIMETER READ 60 ELEVATION 3,200 40.

TAN, RAE, OF THE GILBERT, MARICOPA COUNTY, ARIZONA

1. ALL STREETS AND ANY STREET LIGHTING
TO BE PURCHASED AND MAINTAINED BY THE
HOMEOWNERS ASSOCIATION

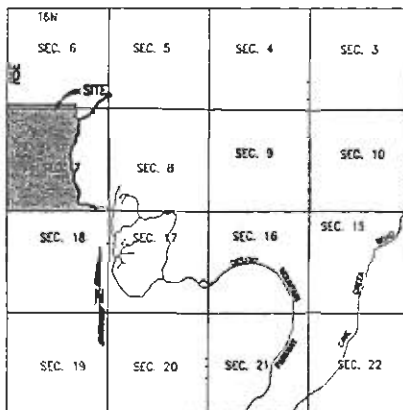
2. THINGS TO BE JUMP AS FOLLOWS:
- | | |
|---|-----------------|
| A - PARKING STRIPS AND EMERGENCY ACCESS - | AREA = 10.25 AC |
| B - SENIOR LIFT STATION - | AREA = 0.37 AC |
| C - ACCESS CORRIDOR - | AREA = 0.75 AC |
| D - SENIOR LIFT STATION - | AREA = 0.50 AC |
| E - WATER RESERVATION - | AREA = 0.60 AC |

**NEW, INDEPENDENT AND
UNIQUE & NORTH, SOUTH**

GOULD MOUNTAIN RECORD OF SURVEY
BOOK 245, PAGE 37, WGR



- [illegible]



YACINTY MAP
83

[illegible]

The diagram illustrates a cross-section of a retaining wall. Key components and dimensions include:

- Top Section:** A horizontal bar labeled "REL. CAP." (Relative Capacity) is shown within a larger rectangular area. Above it, a dimension of "2' 0\" is indicated.
- Vertical Dimensions:** On the left, a vertical dimension of "2' 0\" is shown. On the right, a vertical dimension of "1' 0\" is shown.
- Horizontal Dimensions:** The total width of the wall is "12' 0\". The width of the base is "10' 0\".
- Labels:**
 - "REL. CAP." (Relative Capacity)
 - "2' 0\" (vertical dimension on left)
 - "12' 0\" (total width)
 - "10' 0\" (base width)
 - "1' 0\" (vertical dimension on right)
 - "SINGLE FAMILY RETAINING WALL"

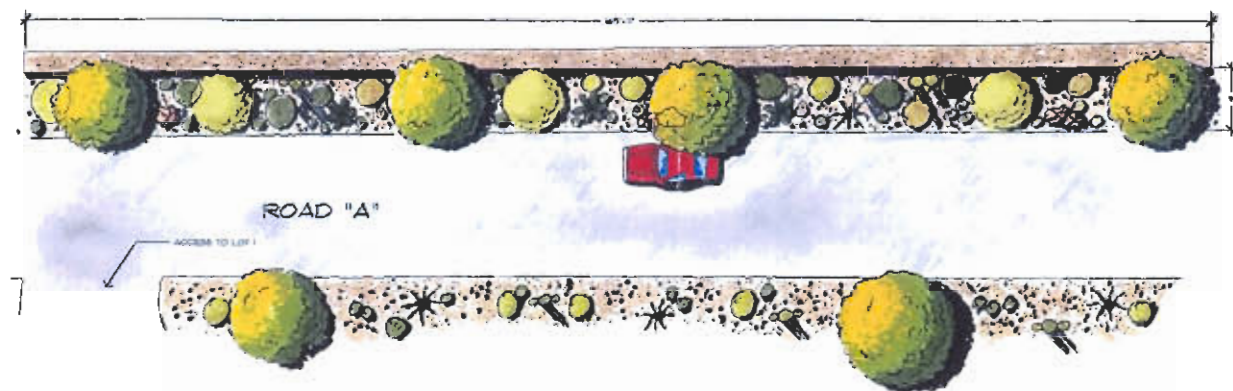
10
30
20
10

GILBERTSON & ASSOCIATED
INC.
Engineering and Surveying & Map Company
300 East 7th Street, Des Moines, Iowa 50319-0001

PRELIMINARY PLAN
SAGUARD FOREST AT
INDIAN MOUNTAIN



Elevation



Plan

Retaining Wall on Road A

Desert Mountain - Saguaro Forest 12

Desert Mountain Properties

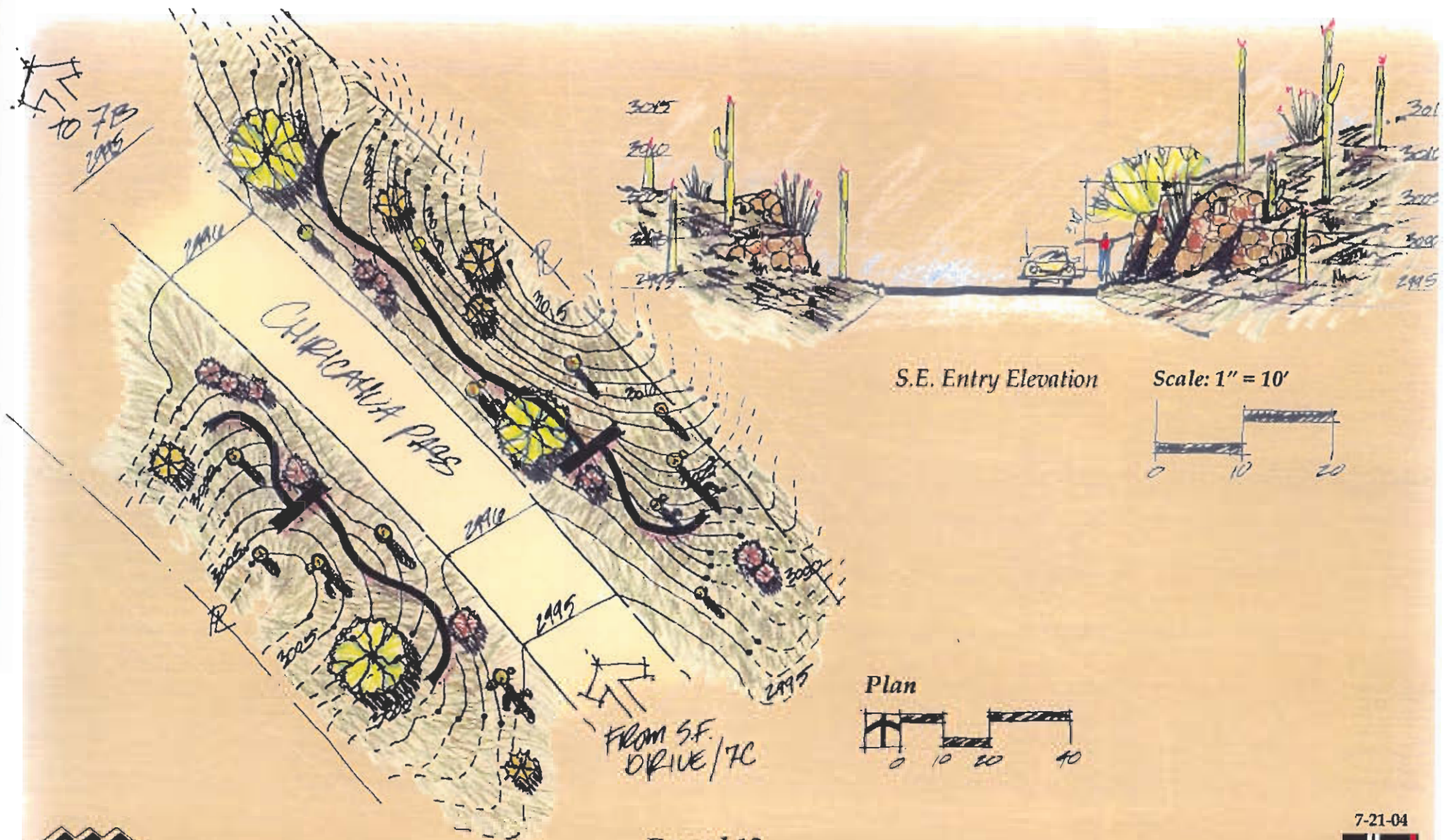


20-PP-2004

7/23/04

AA 12.011

LS1



Parcel 12 Saguaro Forest Wall Study

20-PP-2004
7/23/04





Left Elevation



Right Elevation



N.W. Entry Elevation

Scale: 1" = 10'



Parcel 12 Saguaro Forest Wall Study



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Character Wall



Parcel 12
Saguaro Forest
Wall Study

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7-21-04

